



CALIFORNIA STATE PUBLIC WORKS BOARD

EDMUND G. BROWN JR. • GOVERNOR

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NOTICE OF MEETING STATE PUBLIC WORKS BOARD

Friday, March 14, 2014
10:00 a.m. in Room 113, State Capitol, Sacramento,
California

AGENDA WITH ANALYSIS

I.	Roll Call		
II.	Approval of minutes from the February 14, 2014 meeting		
III.	Bond Items	Page	2
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Pursuant to section 11125 of the Government Code, notice of all Board meetings will be given at least ten days in advance and such notice must include a copy of the agenda. Members of the Public may address the Board prior to it taking action on any matter in the agenda.

This notice and the Board agenda for the current month are available on the Internet at: <http://www.spwb.ca.gov>.

Individuals who need disability-related accommodation, including auxiliary aids for effective participation at this public meeting are invited to make their requests and preferences known to Aurelia Bethea at (916) 445-9694 or e-mail to aurelia.bethea@dof.ca.gov

BOND ITEMS

BOND ITEM—1

**DEPARTMENT OF CORRECTIONS AND REHABILITATION (5225)
2014 SERIES A, LEASE REVENUE BONDS
VARIOUS CORRECTIONAL FACILITIES**

Project: **Mule Creek State Prison: Medium Security Infill Complex**

Location: Amador County

Authority: Section 14 of Chapter 42, Statutes of 2012

Project: **Richard J. Donovan Correctional Facility: Medium Security Infill Complex**

Location: San Diego County

Authority: Section 14 of Chapter 42, Statutes of 2012

Consider adoption of a resolution to:

1. Authorize the sale of the State Public Works Board Lease Revenue Bonds, Department of Corrections and Rehabilitation, 2014 Series A, Various Correctional Facilities, Tax-Exempt Bonds.
2. Approve the form of and authorize the execution of a One Hundred Twenty-Third Supplemental Indenture to the Master Indenture, between the Board and the State Treasurer.
3. Approve the form of and authorize the execution of Site Leases between the Department of Corrections and Rehabilitation (CDCR) and the Board.
4. Approve the form of and authorize the execution of Facility Leases between the Board and the CDCR.
5. Approve the form of and authorize the execution of a Continuing Disclosure Agreement by and among the Board, the CDCR, and the State Treasurer.
6. Approve the form of and authorize the execution of a Purchase Contract by and among the Board, the State Treasurer, and the underwriters named therein.
7. Approve the form of and authorize the delivery of a Preliminary Official Statement.
8. Approve and authorize the delivery of an Official Statement.
9. Approve other related actions in connection with the authorization, issuance, sale, and delivery of said revenue bonds.

Estimated Project Costs to be Financed	\$730,273,000
Estimated Par Value of Bonds to be Issued	\$789,190,000
"Not To Exceed" Par Amount	\$972,910,000

BOND ITEMS

STAFF ANALYSIS ITEM— 1

Department of Corrections and Rehabilitation
2014 Series A, Lease Revenue Bonds
Various Correctional Facilities

Action Requested

If approved, the requested action would authorize the sale of the 2014 Series A lease revenue bonds and other related actions in connection with the issuance, sale, and delivery of said revenue bonds, including approving the forms of and authorizing the execution of a supplemental indenture, site leases, facility leases, a continuing disclosure agreement, a purchase contract, and authorizing the delivery of a preliminary official statement, and an official statement.

Scope Description and Funding

These projects are within scope and cost.

Mule Creek State Prison: Medium Security Infill Complex

The *Mule Creek State Prison: Medium Security Infill Complex* (the “Mule Creek Project”) is located adjacent to the existing Mule Creek State Prison on approximately 82 acres of state-owned land. Mule Creek State Prison is located in the City of Ione in Amador County, approximately 33 miles southeast of downtown Sacramento. The Mule Creek Project consists of the design and construction of a new semi-autonomous infill complex and related ancillary improvements at the existing institution. The new semi-autonomous infill complex accounts for the majority of the Mule Creek Project, and will provide approximately 544,000 square feet (sf) of building space on approximately 76 acres of land. The related ancillary improvements at the existing institution are associated with shared support functions, and include central kitchen renovations, warehouse renovations and expansion, a new radio tower and communications equipment vault, and parking improvements.

The semi-autonomous infill complex will include six single-story housing units with a mezzanine, and each housing unit will be approximately 40,000 square feet and capable of housing approximately 264 inmates, for a total of approximately 1,584 inmates. The infill complex will also include approximately 90,000 sf of programming space, as well as appropriate support services space and inmate recreation areas. The infill complex will be enclosed within an electrified perimeter fence with guard towers, security lighting, and a vehicle patrol road. All of the building foundations are slab-on-grade construction with concrete or concrete masonry exterior walls. Interior construction includes painted concrete/masonry walls or gypsum board sheathing over light gauge steel stud framing. The buildings are designed to be sustainable with the goal of achieving a LEED Silver rating from the United States Green Building Council.

Although the infill complex will be semi-autonomous it will be operated by and under the authority of the existing Mule Creek State Prison, and will be dependent on the existing institution for some support functions, as noted above. Nevertheless, the infill complex will be independent and self-contained in the provision of inmate housing, programming, and typical health care services.

The Mule Creek Project is being completed using design-build project delivery. The design-build contract was awarded to Hensel Phelps Construction Company, and a notice to proceed was issued on March 10, 2014. Construction is expected to start in mid-May 2014, last

approximately 22 months, and occupancy is expected in March 2016. The total cost of the Mule Creek Project is estimated to be \$487,910,000, all of which will be financed with proceeds from the 2014A Bonds.

The issuance of the 2014A Bonds for the Mule Creek Project has been authorized by section 14 of chapter 42, of the statutes of 2012.

Richard J. Donovan Correctional Facility: Medium Security Infill Complex

The *Richard J. Donovan Correctional Facility: Medium Security Infill Complex* (the “R.J. Donovan Project”) is located adjacent to the existing Richard J. Donovan Correctional Facility on approximately 55 acres of state-owned land. Richard J. Donovan Correctional Facility is located in an unincorporated area of San Diego County, approximately 18 miles southeast of downtown San Diego. The R.J. Donovan Project consists of the design and construction of a new semi-autonomous infill complex and related ancillary improvements at the existing institution. The new semi-autonomous infill complex accounts for the majority of the R.J. Donovan Project, and will provide approximately 258,000 sf of building space on approximately 48 acres of land. The related ancillary improvements at the existing institution are associated with shared support functions, and include central kitchen renovations, warehouse renovations, a new radio tower and communications equipment vault, firing range improvements, and parking improvements.

The semi-autonomous infill complex will include three single-story housing units with a mezzanine, and each housing unit will be approximately 40,000 sf and capable of housing approximately 264 inmates, for a total of approximately 792 inmates. The infill complex will also include approximately 45,000 square feet of programming space, as well as appropriate support services space and an inmate recreation area. The infill complex will be enclosed within an electrified perimeter fence with guard towers, security lighting, and a vehicle patrol road. All of the building foundations are slab-on-grade construction with concrete or concrete masonry exterior walls. Interior construction includes painted concrete/masonry walls or gypsum board sheathing over light gauge steel stud framing. The buildings are designed to be sustainable with the goal of achieving a LEED Silver rating from the United States Green Building Council.

Although the infill complex will be semi-autonomous it will be operated by and under the authority of the existing Richard J. Donovan Correctional Facility, and will be dependent on the existing institution for some support functions, as noted above. Nevertheless, the infill complex will be independent and self-contained in the provision of inmate housing, programming, and typical health care services.

The R.J. Donovan Project is being completed using design-build project delivery. The design-build contract was awarded to a joint venture comprised of Sundt Construction, Inc. and Layton Construction Company, and a notice to proceed will be issued on March 19, 2014. Construction is expected to start in late May 2014, last approximately 21 months, and occupancy is expected in February 2016. The total cost of the R.J. Donovan Project is estimated to be \$242,363,000, all of which will be financed with proceeds from the 2014A Bonds.

The issuance of the 2014A Bonds for the R.J. Donovan Project has been authorized by section 14 of chapter 42, of the statutes of 2012.

Staff Recommendation: Adopt the resolution.

CONSENT ITEMS

CONSENT ITEM—1

**DEPARTMENT OF FORESTRY AND FIRE PROTECTION (3540)
BADGER FIRE STATION – REPLACE FACILITY
TULARE COUNTY**

*Authority: Chapters 47 and 48, Statutes of 2006, Item 3540-301-0660 (6), as
reappropriated by the Budget Acts of 2008, 2009, 2011, and 2013*

Consider approving preliminary plans

CONSENT ITEMS

STAFF ANALYSIS ITEM—1

Department of Forestry and Fire Protection
Badger Fire Station – Replace Facility
Tulare County

Action requested

If approved, the requested action would approve preliminary plans.

Scope Description

This project is within scope. The project constructs a standard forest fire station consisting of a 3,252 square foot (sf) 8-bed barracks/messhall building, a 1,697 sf two-bay apparatus building, a 267 sf pump house/generator building, site work and demolition of the existing apparatus and barracks building.

Funding and Cost Verification

This project is not within cost. A total of \$4,127,000 (lease revenue bonds) has been appropriated for preliminary plans (\$383,000), working drawings (\$304,000), and construction (\$3,440,000) for this project. Based on the recently completed preliminary plans, CAL FIRE estimates total project costs have increased by \$1,182,000 or 28.6 percent to \$5,309,000. The estimated increased project costs can be attributed to additional design (\$260,000), construction (\$542,000), project management (\$226,000), and other project costs (\$154,000). The additional design funding is needed to incorporate code changes and update environmental documents as a result of previous funding delays.

The increased construction costs are mainly attributed to building code changes (ADA and code compliance), which require the installation of a fire water tank and masonry retaining walls, additional grading and paving, and the extension of utilities on the site. Project management and other project costs have increased because of higher hourly project management and inspection rates, as well as additional staff time to incorporate the above changes.

Government Code section 13332.11, subdivision (j), requires the Department of Finance to report to the Legislature prior to the approval of preliminary plans when it is determined that the estimated cost of the total capital outlay construction project is in excess of 20 percent of the amount recognized by the Legislature. A supplemental appropriation has been included in the 2014-15 Governor's Budget to address this shortfall. Approval of this request would allow CAL FIRE to continue design activities for this project concurrent with the budget process, thereby avoiding additional delays.

On January 30, 2014, Finance notified the chairs of the Joint Legislative Budget Committee of the intent to recommend approval of the preliminary plans, pursuant to the above notice requirement, no sooner than 20 days after the notification. The 20-day waiting period expired on February 19, 2014, without adverse comments.

\$4,127,000	total authorized project costs
\$5,309,000	total estimated project costs
\$ 580,000	project costs previously allocated: preliminary plans
\$3,547,000	project costs to be allocated: \$367,000 working drawings and \$3,243,000 construction (\$2,580,000 contract, \$139,000 contingencies, \$273,000 A&E, \$213,000 other project costs, and \$38,000 agency retained items).
\$1,182,000	total estimated project deficit: construction \$1,182,000 (\$802,000 contract, \$226,000 A&E, and \$154,000 other project costs)

CEQA

A Notice of Determination was filed with the State Clearinghouse on May 9, 2013, and the 30-day statute of limitations expired on June 8, 2013, without challenge.

Real Estate Due Diligence

The Department of General Services completed a Summary of Conditions Letter on June 9, 2008 and no significant issues were identified.

Project Schedule

Approve preliminary plans	February 2014
Complete working drawings	October 2014
Start construction	March 2015
Complete construction	May 2016

Staff Recommendation: Approve preliminary plans.

CONSENT ITEMS

CONSENT ITEM—2

DEPARTMENT OF PARKS AND RECREATION (3790)
JIMMY'S ORIENTAL GARDEN-EL PRESIDIO DE SANTA BARBARA STATE HISTORIC
PARK

SANTA BARBARA COUNTY

DPR Parcel Number 016502, DGS Parcel No. 10793

*Authority: Chapters 38 and 39, Statutes of 2005, Item 3790-301-6029(5), as reappropriated
by the Budget Acts of 2008 and 2011
Chapters 268 and 269, Statutes of 2008, Item 3790-301-0742(1) as
reappropriated by the Budget Act of 2012*

Consider authorizing acquisition

CONSENT ITEMS

STAFF ANALYSIS ITEM—2

Department of Parks and Recreation
Jimmy's Oriental Garden-El Presidio de Santa Barbara SHP
Santa Barbara County

Action Requested

If approved, the request would authorize acquisition.

Scope Description

This project is within scope. This request will authorize Department of Parks and Recreation (Parks) to pursue the purchase of a 5,000 square foot (sf) commercial piece of property known as Jimmy's Oriental Garden as an addition to El Presidio de Santa Barbara State Historic Park (the Presidio). The owner, Santa Barbara Trust for Historic Preservation (Trust), purchased the property March 7, 2007. Acquisition approval will allow Parks to continue to fulfill the department's mission to preserve historic sites and acquire inholding properties.

Small groups of Chinese immigrants from Canton started to come to Santa Barbara in the mid 1860's and by 1890, Chinese made up 10 percent of the population of the Presidio. Chinese immigrants operated stores selling imported goods, groceries and herbal medicine in adobe and wooden structures along 2 blocks of Canon Perdido Street. The subject property represents the last Chinese-occupied building in the Chinatown area of the Presidio. In addition, the location of Jimmy's on the Presidio site allows for the integration of Asian-American history into the broader history of the state. It also would represent the only urban state park to interpret Asian-American history, should that be pursued.

Funding and Cost Verification

This project is within cost. A total of \$3,500,000 is available for Parks to pursue opportunity and inholding acquisitions throughout the state and there is a sufficient balance to acquire the subject property.

CEQA

A Notice of Exemption was filed with the State Clearinghouse on June 6, 2013, and the 35-day statute of limitations expired on July 11, 2013, without challenge.

Project Schedule

The anticipated close of escrow is April 2014.

Condition of Property

The Jimmy's Oriental Garden Building includes about 5,000 sf of restaurant building and garage, located at 126 East Canon Perdido Street in Santa Barbara. The northern part of the parcel will be split from a residential portion located at the rear of the present 0.18 acre parcel. The site includes a rectangular building of one-story brick-on-slab construction with rear garage and second floor brick studio. The front of the structure includes two separate doors with access to the street including a bar area currently undergoing renovation and a deli restaurant (Three Pickles) located to the northeast of the building. At the rear of the structure is the kitchen and an above-ground grease trap is located outside the rear door of the kitchen. Adjoining at the rear of the restaurant is a two-car garage with a studio apartment on the second floor above.

Not part of the acquisition but important to note, behind the restaurant and garage building is a residential structure located at the rear of the parcel. The residential structure is two stories. A common driveway, which runs along the northeast side of the restaurant building, provides access to the rear of the parcel.

Phase I Environmental Site Assessment

In February 2011, TRAK Environmental Group, Incorporated completed a Phase I Environmental Site Assessment (ESA) for the site. The ESA noted that there were no recognized environmental conditions on the property and that further environmental investigations were not required.

The ESA noted prior to the construction of the site's present structures in 1946, the site's former structures associated with a bakery were demolished and removed. This included the two former fuel oil Underground Storage Tanks (USTs) used for the bakery oven. Soil borings conducted in January 2007 at the location of the historical USTs showed no evidence of existing tanks and soil conditions which constitutes a *de minimis* condition. One soil sample had a very low total petroleum hydrocarbon soil concentration, a level considered non-actionable by regulatory agencies.

Other:

- The Board approved site selection for this property on December 13, 2013.
- The Trust is offering the property for \$1,355,000, which does not exceed the appraised fair-market value of the property, as approved by the Department of General Services on June 17, 2013.
- There is no implied dedication applicable to this property.
- On October 26, 2006, Parks entered into an operating agreement with the Trust (the Operating Agreement), which expires on November 16, 2026. Under the Operating Agreement, the Trust is responsible for all operations and maintenance of the Presidio. Also, pursuant to Public Resources Code 5080.36(a)(3), all revenues received from the Presidio shall be expended only for the care, maintenance, operation, administration, improvement, or development of the Presidio. Therefore, Parks does not intend to request additional support funding for operating and equipment costs of the Presidio.
- Pursuant to paragraph 3 of the Operating Agreement, the Trust has the ability to enter into leases. All rents from the lease are retained by the Trust to help in the operating costs of the park. The current lease tenant pays an annual amount of \$74,184 to the Trust. The current lease will expire in February 28, 2023, at which time the lease will be re-evaluated.
- After the expiration of the Operating Agreement, there is no guarantee that the Trust will continue to operate the property as a cultural site. The Trust could potentially sell the property and it may be used for commercial development. Therefore, acquiring this property is important to Parks' mission and would eliminate potential non-cultural development.
- Parks is not aware of any lawsuits pending on the property. The property acquisition agreement will require delivery of title to the state free and clear of any liens.
- The property represents an inholding of historic nature.
- The conveyance includes a reservation for a 20 foot wide access easement for the purpose of maintaining access to the other structures/businesses within the immediate commercial neighborhood. This access easement does not present any problems with the acquisition of the subject property, and traverses an existing parking lot.
- There is no relocation assistance involved with this project. The property has a single tenant under lease and the tenant will remain on the property after the state takes ownership.
- The proposed acquisition is consistent with the state's planning priorities in accordance with Government Code Section 65041 et seq., as state ownership of Jimmy's Oriental Garden will allow for the adaptive reuse of a significant historic building within the El Presidio general plan area. This reuse will complement the state's planning goals of utilizing existing historic structures in lieu of new development, with commercial enterprises that are interpretive and that provide for the improvement of existing infrastructure.

Staff Recommendation: Authorize acquisition.

CONSENT ITEMS

CONSENT ITEM—3

DEPARTMENT OF PARKS AND RECREATION (1760)
PRAIRIE CITY STATE VEHICLE RECREATION AREA, BARTON RANCH
SACRAMENTO COUNTY

DPR Parcel Number 016493-88, DGS Parcel Number 10772

*Authority: Chapters 268 and 269, Statutes of 2008, Item 3790-301-0263(3), as
reappropriated by the Budget Acts of 2011 and 2012*

Consider authorizing acquisition

CONSENT ITEMS

STAFF ANALYSIS ITEM—3

Department of Parks and Recreation
Prairie City State Vehicle Recreation Area, Barton Ranch
Sacramento County

Action requested

If approved, the requested action would authorize acquisition.

Scope Description

This project is within scope. The requested action would authorize acquisition of approximately 68 acres of land to be used primarily for runoff and sediment mitigation and control purposes. The unimproved subject property (the Property) is located south of the Prairie City State Vehicle Recreation Area (SVRA) in Sacramento County.

Funding and Cost Verification

This project is within cost. The Budget Act of 2008 appropriated \$2,000,000 for Department of Parks and Recreation's (Parks) Off-Highway Vehicle Division studies and acquisitions. The balance of the appropriation is sufficient to acquire the subject property in accordance with legislative intent.

CEQA

A Notice of Determination was filed with the State Clearinghouse on October 2, 2012, and the 35-day statute of limitations expired on November 6, 2012, without challenge.

Project Schedule

The anticipated close of escrow is May 2014.

Condition of Property

The site is characterized by gently sloping hills and ravines. Several drainages originate to the north and west and are present across the Property. These drainages converge at a ravine on the property and flow off-site, south toward Coyote Creek. The Property has been grazed by cattle historically and presently. Numerous unimproved roads and trails traverse the Property. Although a majority of the Property is undeveloped, overhead electrical transmission lines extend north to south across the Property, for which PG&E holds a 25-foot easement. Fence lines were noted along the northern and western borders of the property, and an isolated 17-foot pipe segment was noted at the western portion of the site. No other structures or modifications to the Property were observed.

Phase I Environmental Site Assessment (ESA) Summary

In March 2012, a Phase I Environmental Site Assessment (ESA) was completed for the 68-acre parcel. The purpose of the Phase I ESA was to identify potential recognized environmental conditions (RECs) and historical RECs.

The Phase I ESA indicated the presence of low levels of trichloroethylene (TCE) in perched groundwater and low levels of nitrate in the surface water on the Prairie City SVRA (formerly Aerojet Area 39) property, which borders the Property to the north and west. The TCE and nitrate levels are lower than the maximum contaminant level set by the California Department of Public Health, however, it was recommended that Parks continue to monitor reports that are related to the status of surface water and groundwater, and take any corrective action that Aerojet may propose. The ESA revealed no evidence of RECs or historical RECs in connection with the Property itself, and notes that no further investigation of the Property appears to be warranted at this time. Parks has agreed to continue monitoring contaminant levels; under current law and by agreement, Aerojet will be responsible for the costs of any remedial or corrective efforts.

Other:

- The Board approved site selection for the Property on January 14, 2013.
- The purchase price of \$90,400 does not exceed the estimated fair market value as determined by a Department of General Services-approved appraisal.
- An Agreement and Grant of Easement was negotiated at fair market value between the state and the seller of the Property granting the seller an approximate 22-acre private roadway easement on existing Prairie City SVRA property for construction of a "haul road" between mining facilities to be developed east of the Prairie City SVRA and processing

facilities west of the Prairie City SVRA. The state retained the right to move the easement location should it be determined that the easement interferes with the state's use of the property.

- The value of the easement will be used to offset the purchase price of the Property. Parks will continue to operate in the easement area until such time as the seller commences construction of the haul road. Prior to the seller commencing construction work in the easement area, the seller, at its sole cost and expense, is required to relocate state improvements that currently exist in the easement area, including an asphalt go-cart track and related facilities. Parks has indicated that the easement will not interfere with park activities.
- Parks is not aware of any lawsuits pending concerning the property. The property acquisition agreement will require delivery of title to the property free and clear of any mortgages or liens.
- Relocation assistance will not be required.
- Additional resources will not be required to operate this property.
- The proposed acquisition is consistent with the state's planning priorities in accordance with Government Code Section 65041 et seq. No development is currently planned for this parcel, which is intended for runoff and sediment control only. State ownership of the parcel will help ensure the open space is protected and limit incompatible development in this area.

Staff Recommendation: Authorize acquisition.

CONSENT ITEMS

CONSENT ITEM—4

DEPARTMENT OF CORRECTIONS AND REHABILITATION (5225)
CALIFORNIA INSTITUTION FOR WOMEN
HEALTH CARE FACILITY IMPROVEMENT PROJECT
SAN BERNARDINO COUNTY

*Authority: Sections 15819.40(b) and (c) and 15819.401 - 15819.404 of the
Government Code*

Consider:

- a) recognizing a scope change
- b) recognizing revised project costs
- c) approving preliminary plans
- d) approving the use of Inmate/Ward Labor

CONSENT ITEMS

STAFF ANALYSIS ITEM—4

Department of Corrections and Rehabilitation
California Institution for Women
Health Care Facility Improvement Project
San Bernardino County

Action Requested

If approved, the requested action would recognize a scope change and revised project costs, and approve preliminary plans and the use of Inmate/Ward Labor.

Scope Description

This project is not within scope. The health care facility improvement project at California Institute for Women (CIW) will support CIW's operation as an Intermediate Care institution as part of the California Department of Corrections and Rehabilitation (CDCR) Health Care Facility Improvement Program strategy to address statewide prison health care system deficiencies. The purpose of the health care facility improvements at CIW is to remedy deficiencies in primary care, specialty care, medication distribution, pharmacy, and disabled accessibility.

CIW is one of 11 institutions designated as an Intermediate Care institutions based on the institution's ability to recruit clinicians and its access to medical specialists and related services. Intermediate Care institutions will have the capability to providing tertiary care consultation and specialized medical services including those which utilize advanced technologies such as neurosurgery and cardiology for inmate-patients with chronic and/or terminal illnesses.

This project includes the design and construction of a new primary care clinic at the former reception center facility; a central health services building addition; a General Population (GP) primary care clinic addition and renovation; a Support Care Unit primary care clinic renovation; and disabled accessibility improvements to housing units and path-of-travel.

The new primary care clinic will provide for centralized primary health care for the former reception center housing unit at an intermediate level of care. The central health services building addition will provide appropriate specialty clinic space and inmate-patient waiting. The GP primary care clinic addition and renovation, along with the Support Care Unit primary care clinic renovation, will provide adequate treatment and support space, and pharmacy services for inmates in these existing housing units. The disabled accessibility improvements to the housing units and paths-of-travel will allow CIW to be designated as a Disability Placement Program (DDP) institution. Currently, there are no female intermediate institutions with a DDP in the prison system.

CDCR has requested a scope change to remove the sub-project providing a new primary care clinic at the former reception center. As part of the 2012 CDCR Blueprint it was determined that CIW would no longer have a reception center mission and the space devoted to that purpose would be converted to serve GP inmates. However, upon activation of the repurposed reception center space in December 2012, it was determined health care services can be more effectively and efficiently provided to these inmates in the existing primary care clinic, along with all of the other GP inmates at CIW. To accommodate the additional inmates to be served in the existing primary care clinic, one additional exam room has been added to the GP primary care clinic renovation and addition sub-project.

The scope, cost, and schedule information for establishment of this project was initially produced prior to the implementation of the Blueprint. While CDCR attempted to update the project establishment information to reflect changes adopted in the Blueprint, the effects of this determination were inadvertently missed.

Additionally, CDCR is requesting to use Inmate Ward/Labor (IWL) resources for a portion of this project. At this time, CDCR anticipates using IWL for the Disability Placement Program accessibility improvements. A final decision regarding the construction delivery method will be made at the completion of working drawings.

On February 21, 2014, the Department of Finance notified the chairs of the Joint Legislative Budget, the Senate Appropriations, and Assembly Appropriations Committees of its intent to approve this scope change, and the 20-day notice period expired without any adverse comments.

Funding and Project Cost Verification

This project is not within cost. On October 10, 2012, the Board established the scope, cost, and schedule of this project, allocating \$17,990,000 of the \$900,419,000 lease revenue bond authority appropriated for medical, dental, and mental health facilities in section 15819.403(a) of the Government Code to complete design and construction of this project. The cost impact of this scope change is a reduction of approximately \$3,410,000. However, based on a revised estimate prepared in association with the completion of preliminary plans and this scope change

request, the total project cost is \$20,532,000, which is a net increase of \$2,542,000. The total project cost increase is a result of typical project refinements identified as a result of the more detailed information generated during the development of preliminary plans. The refinements consist primarily of more precise scope detail, more accurate information regarding quantities of necessary materials, and updates to the associated unit prices. The magnitude of this increase is primarily attributable to the age of the institution, which is driving more extensive work to complete necessary improvements to the fire suppression system, utility connections, and renovations within the existing buildings. This action will recognize these revised project costs as detailed below.

\$17,990,000	total authorized project costs
\$20,532,000	total estimated project costs
\$17,990,000	project costs previously allocated: \$1,022,000 preliminary plans, \$1,036,000 working drawings, and \$15,932,000 construction (\$11,221,000 contract, \$673,000 contingency, \$808,000 A&E, \$1,143,000 other project costs, and \$2,087,000 agency retained items)
\$2,542,000	net project cost increase: a decrease of \$186,000 preliminary plans and an increase of \$2,728,000 construction (\$2,704,000 contract and \$163,000 contingency, and a decrease of \$139,000 agency retained items)

CEQA

A Notice of Exemption was filed with the State Clearinghouse on March 22, 2013, and the statute of limitations expired on April 26, 2013, without challenge.

Real Estate Due Diligence

A Summary of Conditions Letter for this project was completed on October 25, 2013, and no issues that would adversely affect the quiet use and enjoyment of the project were identified.

Project Schedule

Approve preliminary plans	March 2014
Complete working drawings	June 2014
Start construction	October 2014
Complete construction	December 2015

Staff Recommendation: Recognize a scope change and revised project costs, and approve preliminary plans and the use of Inmate/Ward Labor.

CONSENT ITEMS

CONSENT ITEM—5

DEPARTMENT OF CORRECTIONS AND REHABILITATION (5225)
CALIFORNIA MEN'S COLONY
HEALTH CARE FACILITY IMPROVEMENT PROJECT
SAN LUIS OBISPO COUNTY

*Authority: Sections 15819.40(b) and (c) and 15819.401 - 15819.404 of the
Government Code*

Consider:

- a) recognizing a scope change
- b) approving the use of Inmate/Ward Labor
- c) recognizing revised project costs

CONSENT ITEMS

STAFF ANALYSIS ITEM—5

Department of Corrections and Rehabilitation
California Men's Colony
Health Care Facility Improvement Project
San Luis Obispo County

Action Requested

If approved, the requested action would recognize a scope change and revised project costs, and approve the use of Inmate/Ward Labor.

Scope Description

This project is not within scope. The health care facility improvement project at California Men's Colony (CMC) will support CMC's operation as an Intermediate Care institution as part of the California Department of Corrections and Rehabilitation (CDCR) Health Care Facility Improvement Program (HCFIP) strategy to address statewide prison health care system deficiencies. The purpose of the health care facility improvements at CMC is to remedy deficiencies in primary care, specialty care, Administrative Segregation Unit (ASU) clinic, health care administration, health records, pharmacy, laboratory, and medication distribution.

This project includes the design and construction of several buildings in the West and East Facilities. The West Facility will include a new primary care clinic and a health records and specialty clinic renovation. The East Facility will include a receiving and release exam room renovation; a new primary care and health care administration building; a new pharmacy and laboratory building; a new ASU Primary Care and ASU Enhanced Outpatient Program (EOP) mental health clinic; a central health services renovation, medication distribution room renovations and additions; and infrastructure upgrades.

The new primary care clinic will provide centralized primary health care at an intermediate level of care. The central health services building addition and renovations will provide specialty clinic space and inmate-patient waiting. The remaining additions and renovations will help provide adequate treatment, support space, and pharmacy serves for inmate-patients.

CDCR has requested a scope change to modify the East Facility medication distribution room renovations sub-project by adding three new medication preparation rooms, one on each of the three floors in the ASU housing building. There is no elevator or dumbwaiter in the building and because of the number of cells on each floor a medication preparation room is necessary on each floor, rather than a single room to serve the entire building. A portion of the dayroom on each floor will be renovated to provide a secure and sanitary location for medication preparation. Medication will be delivered by carts to each appropriate cell front. This change enables more secure and timely distribution of medications to the ASU population.

This request is consistent with HCFIP objectives, and the medication preparation strategy is also consistent with the HCFIP Statewide Medication Distribution Improvement project methodology.

Additionally, CDCR is requesting to use Inmate/ Ward Labor (IWL) resources for a portion of this project. At this time, CDCR anticipates using IWL for the following sub-projects: new West Facility primary care clinic, West Facility health records renovation, East Facility receiving and release exam room renovation, and East Facility medication distribution. A final decision regarding the construction delivery method will be made at the completion of working drawings.

On February 21, 2014, the Department of Finance notified the chairs of the Joint Legislative Budget, the Senate Appropriations, and Assembly Appropriations Committees of its intent to approve this scope change, and the 20-day notice period expired without any adverse comments.

Funding and Cost Verification

This project is within cost. On February 11, 2013, the Board established the scope, cost, and schedule of this project, allocating \$57,440,000 of the \$900,419,000 lease revenue bond authority appropriated for medical, dental, and mental health facilities in section 15819.403(a) of the Government Code to complete design and construction of this project. Subsequent to this action, the Board approved preliminary plans on February 14, 2014. The cost impact of this scope change is an increase of approximately \$791,000. However, based on a revised estimate prepared in association with the completion of preliminary plans and this scope change request, the total project cost is \$55,904,000, which is a net decrease of \$1,536,000. The project cost decrease is a result of typical project refinements identified as a result of the more detailed information generated during the development of preliminary plans. The refinements consist primarily of more precise scope detail, more accurate information regarding quantities of necessary materials, and updates to the associated unit prices. This action will recognize these revised project costs as detailed below.

\$57,440,000	total authorized project costs
\$55,904,000	total estimated project costs
\$57,440,000	project costs previously allocated: \$3,191,000 preliminary plans, \$3,115,000 working drawings, and \$51,134,000 construction (\$38,521,000 contract, \$2,311,000 contingency, \$2,888,000 A&E, \$3,587,000 other project costs, and \$3,827,000 agency retained items)
\$ 1,536,000	project cost decrease: \$665,000 preliminary plans, \$237,000 working drawings, and \$634,000 construction (\$670,000 contract, \$40,000 contingency, and \$23,000 agency retained items, and an increase of \$99,000 other project costs)

CEQA

A Notice of Determination was filed with the State Clearinghouse on December 13, 2013, and the statute of limitations expired on January, 13, 2014, without challenge.

Real Estate Due Diligence

A Summary of Conditions Letter for this project was completed on February 3, 2014, and no issues that would adversely affect the quiet use and enjoyment of the project were identified.

Project Schedule

Approve preliminary plans	February 2014
Complete working drawings	October 2014
Start construction	February 2015
Complete construction	September 2016

Staff Recommendation: **Recognize a scope change and revised project costs, and approve the use of Inmate/Ward Labor.**

CONSENT ITEMS

CONSENT ITEM—6

DEPARTMENT OF CORRECTIONS AND REHABILITATION (5225)
CALIFORNIA STATE PRISON, LOS ANGELES COUNTY
HEALTH CARE FACILITY IMPROVEMENT PROJECT
LOS ANGELES COUNTY

*Authority: Sections 15819.40(b) and (c) and 15819.401 - 15819.404 of the
Government Code*

Consider:

- a) recognizing a scope change
- b) approving the use of Inmate/Ward Labor
- c) recognizing revised project costs

CONSENT ITEMS

STAFF ANALYSIS ITEM—6

Department of Corrections and Rehabilitation
California State Prison, Los Angeles County
Health Care Facility Improvement Project
Los Angeles County

Action Requested

If approved, the requested action would recognize a scope change and revised project costs, and approve the use of Inmate/Ward Labor.

Scope Description

This project is not within scope. The health care facility improvement project at the California State Prison, Los Angeles County (LAC) will support LAC's operation as an Intermediate Care institution as part of the California Department of Corrections and Rehabilitation (CDCR) Health Care Facility Improvement Program strategy to address statewide prison health care system deficiencies. The purpose of the health care facility improvements at LAC is to remedy deficiencies in medication distribution, primary care, specialty care, Administrative Segregation Unit (ASU) clinic, health care administration, health records, and disabled accessibility.

The project includes the design and construction of a new ASU primary care clinic; a new complex primary care clinic for Yards A and B; a new complex primary care clinic for Yards C and D; new and renovated medication distribution rooms, a new health care administration and health records building; a renovation of the central health services building, and disabled accessibility improvements.

CDCR has requested a scope change to expand the central health services building renovation sub-project to also include renovation of the triage and treatment area. The triage and treatment area currently consists of two standard treatment bays, and this is inadequate for the level of care necessary at an Intermediate Care institution because it does not provide an observation or trauma room, nor does it provide adequate space of inmate-patient separation and emergency treatment equipment. The scope change reconfigures the existing space to maintain two standard treatment bays and provide one trauma bay, one observation room, a nursing station, and secure medication storage.

At the time project establishment information was prepared for this project CDCR medical staff believed they could adequately operate within the existing space. However, during design development, medical staff at both the institution and headquarters decided to revisit this issue and determined these renovations are necessary because of the high security mission of LAC, which increases the potential for violent attacks between inmates. This triage and treatment area expansion is consistent with the triage and treatment area being provided at other male Intermediate institutions.

Additionally, CDCR is requesting to use Inmate/Ward Labor resources for all construction activities on this project. A final decision regarding the construction delivery method will be made at the completion of working drawings.

On February 21, 2014, the Department of Finance notified the chairs of the Joint Legislative Budget, the Senate Appropriations, and Assembly Appropriations Committees of its intent to approve this scope change, and the 20-day notice period expired without any adverse comments.

Funding and Cost Verification

This project is not within cost. On February 11, 2013, the Board established the scope, cost, and schedule of this project, allocating \$31,012,000 of the \$900,419,000 lease revenue bond authority appropriated for medical, dental, and mental health facilities in section 15819.403(a) of the Government Code to complete design and construction of this project. Subsequent to this action, the Board approved preliminary plans on February 14, 2014. The cost impact of this scope change is an increase of approximately \$969,000. However, based on a revised estimate prepared in association with the completion of preliminary plans and this scope change request, the total project cost is \$32,011,000, which is a total increase of \$999,000. The additional \$30,000 increase in project cost is a result of typical project refinements identified as a result of the more detailed information generated during the development of preliminary plans. The refinements consist primarily of more precise scope detail, more accurate information regarding quantities of necessary materials, and updates to the associated unit prices. This action will recognize these revised project costs as detailed below.

\$31,012,000 total authorized project costs

\$32,011,000	total estimated project costs
\$31,012,000	project costs previously allocated: \$1,882,000 preliminary plans, \$1,728,000 working drawings, and \$27,402,000 construction (\$20,233,000 contract, \$1,214,000 contingency, \$1,517,000 A&E, \$2,053,000 other project costs, and \$2,385,000 agency retained items)
\$ 999,000	net project cost increase: a decrease of \$331,000 preliminary plans and \$1,000 working drawings, and an increase of \$1,331,000 construction (\$964,000 contract, \$58,000 contingency, and \$458,000 agency retained items, and a decrease of \$105,000 A&E and \$44,000 other project costs)

CEQA

A Notice of Determination was filed with the State Clearinghouse on November 15, 2013, and the statute of limitations expired on December 16, 2013, without challenge.

Real Estate Due Diligence

A Summary of Conditions Letter for this project was completed on January 30, 2014, and no issues that would adversely affect the quiet use and enjoyment of the project were identified.

Project Schedule

Approve preliminary plans	February 2014
Complete working drawings	September 2014
Start construction	January 2015
Complete construction	May 2016

Staff Recommendation: **Recognize a scope change and revised project costs, and approve the use of Inmate/Ward Labor.**

CONSENT ITEMS

CONSENT ITEM—7

DEPARTMENT OF CORRECTIONS AND REHABILITATION (5225)
KERN VALLEY STATE PRISON
HEALTH CARE FACILITY IMPROVEMENT PROJECT
KERN COUNTY

*Authority: Sections 15819.40(b) and (c) and 15819.401 - 15819.404 of the
Government Code*

Consider establishing scope, cost, and schedule

CONSENT ITEMS

STAFF ANALYSIS ITEM—7

Department of Corrections and Rehabilitation
Kern Valley State Prison
Health Care Facility Improvement Project
Kern County

Action Requested

If approved, the requested action would establish the project scope, cost, and schedule.

Scope Description

The health care facility improvement project at Kern Valley State Prison (KVSP) will support KVSP's operation as a Basic institution as part of the California Department of Corrections and Rehabilitation Health Care Facility Improvement Program strategy to address statewide prison health care system deficiencies. The purpose of the health care facility improvements at KVSP is to remedy deficiencies in primary care, specialty care, pharmacy, laboratory, and Administrative Segregation Unit (ASU) clinic.

KVSP is one of seventeen institutions designated as a Basic institution. Basic institutions will have the capability of providing routine specialized medical services and consultation for the generally healthy inmate-patient population.

This project includes primary care clinic renovations and additions to Facilities A, B, C, and D; a new ASU primary care clinic; and renovation to the central health services building. The primary care clinic renovations and additions at Facilities A, B, C and D will provide primary health care consultation and treatment consistent with the delivery of a Basic level of care. The renovated clinics will include lab draw stations to increase access to these services in an appropriate setting. The new ASU primary care clinic will provide separate clinical treatment space for the secure ASU population. The central health services renovation will provide an appropriately sized and equipped specialty exam room, an optical services room, Nursing/Office Technician workrooms, medication storage, and a telemedicine equipment storage room, as well as minor improvements to the existing pharmacy space.

Funding and Project Cost Verification

This action would allocate \$15,397,000 of the \$900,419,000 lease revenue bond authority appropriated for medical, dental, and mental health facilities in section 15819.403(a) of the Government Code to complete design and construction of this project.

\$15,397,000 total estimated project cost

\$15,397,000 project costs to be allocated: \$889,000 preliminary plans, \$937,000 working drawings, and \$13,571,000 construction (\$8,634,000 contract, \$518,000 contingency, \$760,000 A&E, \$1,027,000 other project costs, and \$2,632,000 agency retained items)

CEQA

Environmental review for this project is currently underway, and the appropriate CEQA documentation will be completed prior to seeking approval of preliminary plans.

Real Estate Due Diligence

A Summary of Conditions Letter was completed in July 2013, for a medication distribution improvements project at KVSP, and the real estate due diligence review completed at that time covered the greater KVSP property. Based on the information from that review, no issues that would adversely affect the quiet use and enjoyment of this project have been identified.

Project Schedule

Approve preliminary plans	February 2015
Complete working drawings	July 2015
Start construction	December 2015
Complete construction	January 2017

Staff Recommendation: **Establish scope, cost, and schedule.**

CONSENT ITEMS

CONSENT ITEM—8

DEPARTMENT OF CORRECTIONS AND REHABILITATION (5225)
PLEASANT VALLEY STATE PRISON
HEALTH CARE FACILITY IMPROVEMENT PROJECT
FRESNO COUNTY

*Authority: Sections 15819.40(b) and (c) and 15819.401 - 15819.404 of the
Government Code*

Consider establishing scope, cost, and schedule

CONSENT ITEMS

STAFF ANALYSIS ITEM—8

Department of Corrections and Rehabilitation
Pleasant Valley State Prison
Health Care Facility Improvement Project
Fresno County

Action Requested

If approved, the requested action would establish the project scope, cost, and schedule.

Scope Description

The health care facility improvement program project at Pleasant Valley State Prison (PVSP) will support PVSP's operation as a Basic institution as part of the California Department of Corrections and Rehabilitation Health Care Facility Improvement Program strategy to address statewide prison health care deficiencies. The purpose of the health care facility improvements at PVSP is to remedy deficiencies in primary care, specialty care, pharmacy, laboratory, and administrative segregation unit (ASU) clinic.

PVSP is one of seventeen institutions designated as a Basic institution. Basic institutions will have the capability of providing routine specialized medical services and consultation for the generally healthy inmate-patient population.

This project includes primary care clinic renovations and additions to Facilities A, B, C, and D; a new ASU primary care clinic; renovation to the central health services building; and a new pharmacy and lab building. The primary care clinic renovations and additions at Facilities A, B, C and D will provide primary health care consultation and treatment consistent with the delivery of a Basic level of care. The renovated clinics will include lab draw stations to increase access to these services in an appropriate setting. The new ASU primary care clinic will provide separate clinical treatment space for the secure ASU population. The central health services renovation is to provide additional specialty exam rooms, clinical support space, and appropriately sized physical therapy room, optical service and an expanded treatment and triage area. The new pharmacy and lab building will meet the pharmaceutical processing demands at a Basic level of care and make space available within the existing central health services building for direct inmate-patient specialty clinical care services.

Funding and Cost Verification

This action would allocate \$23,095,000 of the \$900,419,000 lease revenue bond authority appropriated for medical, dental, and mental health facilities in section 15819.403(a) of the Government Code to complete design and construction of this project.

\$23,095,000 total estimated project costs

\$23,095,000 project costs to be allocated: \$1,399,000 preliminary plans, \$1,467,000 working drawings, and \$20,229,000 construction (\$13,595,000 contract, \$816,000 contingency, \$1,196,000 A&E, \$1,500,000 other project costs, and \$3,122,000 agency retained items)

CEQA

Environmental review for this project is currently underway, and the appropriate CEQA documentation for this project will be completed prior to seeking approval of preliminary plans.

Real Estate Due Diligence

A Summary of Conditions Letter was completed in July 2013, for a medication distribution improvements project at PVSP, and the real estate due diligence review completed at that time covered the greater PVSP property. Based on the information from that review, no issues that would adversely affect the quiet use and enjoyment of this project have been identified.

Project Schedule

Approve preliminary plans	February 2015
Complete working drawings	July 2015
Start construction	December 2015
Complete construction	May 2017

Staff Recommendation: **Establish project scope, cost, and schedule.**

CONSENT ITEMS

CONSENT ITEM—9

DEPARTMENT OF CORRECTIONS AND REHABILITATION (5225)
JAIL PROJECT
RIVERSIDE COUNTY

Authority: Sections 15820.91 – 15820.917 of the Government Code

Consider:

- a) approving a scope change
- b) approving preliminary plans
- c) recognizing revised project costs

CONSENT ITEMS

STAFF ANALYSIS ITEM—9

Department of Corrections and Rehabilitation
Jail Project
Riverside County

Action Requested

If approved, the requested action would approve a scope change and preliminary plans, and recognize revised project costs.

Scope Description

This project is not within scope. As established by the Board, this project would renovate and expand the existing county jail located on approximately 6.5 acres of the greater 33.5± acres of county-owned land in the city of Indio. The expansion would provide approximately 1,512 beds and create approximately 426,200 square feet (sf) of new housing, treatment, support, program, and kitchen space. In addition, approximately 38,800 sf of the existing facility would be renovated to include health care, program, recreation and visitation space, and a new approximately 75-bed special use housing unit.

During the development of preliminary plans, the county determined renovation of the existing facility is not cost effective. The majority of the existing facility was built in the 1960's and the cost to bring the building up to current fire and building codes will exceed the cost to demolish it and build a new structure. New construction is also expected to reduce the long term operational costs because the new structure will be designed and constructed using current technology and Leadership in Energy and Environmental Design standards.

CDCR on behalf of the county is requesting a scope change to include demolition of the entire existing jail and to increase the total square footage of new construction from approximately 426,000 to approximately 516,000 sf. This scope change will result in design and construction of one new building, which will provide approximately 332,000 sf of housing space and approximately 184,000 sf of health care, program, and support services space.

The new jail will provide eight identical housing units for approximately 1,536 beds, along with dayrooms, recreation yards, a control room, classrooms, interview rooms, and space for video visitation and support services. The building will also provide three stories of support space, including a full basement level. The basement level will include a central plant; a kitchen; locker rooms; and storage, maintenance, and staff services space. The ground level will include areas for intake and release, laundry, video visitation, programs, administration, records, and storage. The second level will include an inmate culinary training classroom; staff kitchen and dining space; central control; and health services, video visitation, training and administration space. The second level will also provide an approximately 74-bed special use housing unit for inmates with medical and mental health needs. This housing unit will also include the necessary treatment, program, administration, and support services space.

Once the new facility is complete, the existing facility will be demolished. The existing jail footprint will be used for an intake sally port and surface parking for public visitors. The project will also include, but is not limited to, electrical; plumbing; mechanical; heating, ventilation, and air conditioning; security; and fire protection systems. In addition, there will be secure fencing surrounding the facility to provide grounds security.

On February 21, 2014, the Department of Finance notified the chairs of the Joint Legislative Budget, the Senate Appropriations, and Assembly Appropriations Committees of its intent to approve this scope change, and the 20-day notice period expired without any adverse comments.

Funding and Project Cost Verification

This project is not within cost. On April 15, 2013, the Board established the scope, cost, and schedule of this project, allocating \$100,000,000 of the \$854,229,000 lease revenue bond financing authority appropriated in section 15820.913 of the Government Code to partially finance the design and construction of this project. All of the acquisition/study costs and any design and construction costs in addition to this amount will be paid by the county. At the time of establishment, the total estimated project cost was \$240,371,000. Subsequent to that action, a new project cost estimate was prepared in association with the completion of preliminary plans and this scope change request. Based on this new estimate, the revised total estimated project cost is \$309,791,000, which is an increase of \$69,420,000.

\$240,371,000	total authorized project costs
\$309,791,000	total estimated project costs
\$100,000,000	state funds previously allocated: \$2,000,000 preliminary plans, \$2,000,000 working drawings, and \$96,000,000 construction (\$94,000,000 contract and \$2,000,000 A&E)
\$140,371,000	local funds previously allocated: \$3,350,000 acquisition/study, \$3,802,000 preliminary plans, \$3,278,000 working drawings, and \$129,941,000 construction (\$95,566,000 contract, \$18,957,000 contingency, \$2,727,000 A&E, \$9,572,000 other project costs, and \$3,119,000 agency retained items)
\$ 0	state funds redirection: a decrease of \$2,000,000 preliminary plans and \$2,000,000 working drawings, and an increase of \$4,000,000 construction (an increase of \$6,000,000 contract and a decrease of \$2,000,000 A&E)
\$ 69,420,000	local funds net increase: a decrease of \$631,000 acquisition/study, and an increase of \$2,307,000 preliminary plans, \$2,269,000 working drawings, and \$65,475,000 construction (\$65,391,000 contract, \$1,999,000 A&E, and \$3,994,000 other project costs, and a decrease of \$5,909,000 contingency)

CEQA

A Notice of Determination was filed with the State Clearinghouse on July 17, 2013, and the statute of limitations expired on August 18, 2013, without challenge.

Real Estate Due Diligence

A Summary of Conditions Letter for this project is in the process of final completion, but staff has reviewed it and no issues that would adversely affect the quiet use and enjoyment of the project were identified.

Project Schedule

Approve preliminary plans	March 2014
Complete working drawings	April 2014
Start construction	May 2014
Complete construction	October 2016

Staff Recommendation: **Approve scope change and preliminary plans, and recognize revised project costs.**

CONSENT ITEMS

CONSENT ITEM—10

DEPARTMENT OF CORRECTIONS AND REHABILITATION (5225)
JUVENILE FACILITY
SHASTA COUNTY

Authority: Section 1970 - 1977 of the Welfare and Institutions Code

Consider:

- a) **consenting to an Easement Deed granting a public utilities easement between the County of Shasta and the City of Redding for compliance with Section 3(b)(12) of the Ground Lease previously consented to by the Board, and subsequently recorded on November 14, 2011, as Document 2011-0034809, of the Official Records of the County of Shasta**
- b) **recognizing revised project costs**

CONSENT ITEMS

STAFF ANALYSIS ITEM—10

Department of Corrections and Rehabilitation
Juvenile Rehabilitation Facility
Shasta County

Action Requested

If approved, the requested action would provide the Board's consent to an Easement Deed granting a public utilities easement between Shasta County and the City of Redding for compliance with the ground lease previously consented to by the Board, and recognize revised project costs.

Scope Description

This project is within scope. The *Shasta Juvenile Facility* (the "Shasta Project") is located within the City of Redding in Shasta County on approximately 5 acres of county-owned land. The Shasta Project designed and constructed a new, two-story juvenile commitment center on adjacent to the county's existing juvenile facility. The Shasta Project is approximately 43,300 square feet and consists of three housing units and all necessary associated

administration, security, health care treatment, program, and support services space. This project included, electrical; plumbing; mechanical; computerized heating, ventilation, and air conditioning; security; and fire protection systems. The Shasta Project also included a secured shared outdoor recreation area that serves all three housing units. Approximately 100 parking spaces were also provided for both staff and visitor parking as part of this project. The staff parking area includes security fencing and a gate with access control and security cameras.

The exterior walls of the building and the interior cell walls are constructed of fully grouted concrete blocks. The floor is a concrete slab on grade and roof areas are framed with steel beams supporting concrete placed on steel deck, with roofing and insulation above. The building is equipped with fire alarm, public address, intercom, radio, telephone, door control and personal duress systems. The Shasta Project also includes an emergency power backup system to accommodate fire and life safety, security, and operational functions. The Shasta Project is complete, and occupancy began in November 2013.

Easement Deed

Pursuant to Section 3(b)(12) of the Ground Lease, recorded on November 14, 2011, as Document 2011-0034809, of the Official Records of the County of Shasta, in association with the Board's financing of this project the county is required to get the Board's consent prior to subjecting the site to any additional easements. The county now desires to grant a public utility easement to the City of Redding. This easement will contain exiting utilities currently serving the project. Consistent with the requirements of the Ground Lease, the county has submitted the subject Easement Deed granting a public utilities easement to the City of Redding for the Board's consent.

Funding and Project Cost Verification

This project is within cost. On September 9, 2011, the Board established the scope, cost, and schedule of this project, allocating \$15,050,000 of the \$300,000,000 lease revenue bond financing authority appropriated in section 1973 of the Welfare and Institutions Code to partially finance the construction of this project. All of the acquisition/study and design costs and any construction costs in addition to this award amount were paid by the county. A revised project cost estimate was prepared in association with project completion, which includes site acquisition costs not previously included, and recognizes actual project costs incurred. This action will recognize these revised project costs as detailed below.

The Board financed the state's share of the costs for this project with proceeds from its 2013F Bonds, which were issued in October 2013.

\$20,327,000	total authorized project cost
\$19,623,000	total estimated project cost
\$15,050,000	state funds previously allocated: \$15,050,000 construction (\$14,658,000 contract, \$392,000 contingency)
\$3,418,000	local funds previously allocated: \$65,000 acquisition/study, \$772,000 preliminary plans, \$754,000 working drawings, \$1,827,000 construction (\$339,000 contingency, \$418,000 A&E, \$970,000 other project costs, \$100,000 agency retained items)
\$1,155,000	local funds increase: \$731,000 acquisition/study, \$125,000 preliminary plans, \$5,000 working drawings, and \$366,000 construction (\$269,000 contingency and \$67,000 agency retained items, and a decrease of \$9,000 A&E and \$33,000 other project costs)

CEQA

A Notice of Determination was filed with the State Clearinghouse on December 20, 2010, and the statute of limitations expired on January 19, 2011, without challenge.

Real Estate Due Diligence

A Summary of Conditions Letter for this project was completed on September 6, 2011, and no issues that would adversely affect the quiet use and enjoyment of the project were identified.

Project Schedule

Approve preliminary plans	September 2011
Complete working drawings	October 2011
Start construction	March 2012
Complete construction	October 2013

Staff Recommendation: **Consent to an Easement Deed granting a public utilities easement between Shasta County and the City of Redding for compliance with the ground lease previously consented to by the Board, and recognize revised project costs.**

CONSENT ITEMS

CONSENT ITEM—11

DEPARTMENT OF GENERAL SERVICES (1760)

MILITARY DEPARTMENT (8940)

58th STREET ARMORY

SACRAMENTO COUNTY

Project No. TR1309B, SSL 598

Authority: Section 9 of Chapter 731, Statutes of 1998, as amended by Section 4 of Chapter 761, Statutes of 2008

Consider approving an option to purchase agreement

CONSENT ITEMS

STAFF ANALYSIS ITEM—11

Military Department
58th Street Armory, Sacramento
Sacramento County

Action requested

If approved, the requested action will approve an option to purchase agreement consistent with authorization for the Department of General Services to sell the property.

Scope Description

This project is within scope. Chapter 731, Statutes of 1998, as amended by Chapter 761, Statutes of 2008 (authorizing Statute), authorizes the Director of General Services (DGS), with the approval of the Military Department (Military) and the State Public Works Board, to grant to the Roman Catholic Bishop of Sacramento, a corporation sole (Bishop) an option to purchase the state-owned real property located at 1013 58th Street in the City of Sacramento, known as the 58th Street Armory (Property), comprising approximately six acres. The option is to be exercised within 90 days from the date the state certifies that a suitable replacement facility is available for occupancy in accordance with the authorizing statute.

Funding and Cost Verification

All costs associated with the option agreement and exercising the option are to be paid by the Roman Catholic Bishop.

CEQA

A categorical exemption will be filed upon execution of the purchase option, and is contingent upon the South Sacramento Armory being state-certified for occupancy.

Project Schedule

The anticipated close of escrow is within 30 days of exercise of purchase option.

Other:

- The state shall retain all mineral deposits below a depth of 500 feet and without surface rights of entry.
- Units previously occupying the 58th Street Armory have been relocated to a new armory at the Sacramento Army Depot in South Sacramento. This armory is on federal property with a 99 year license that can be revoked by the U.S. Secretary of Defense.
- An architectural evaluation study dated December 2013 determined that no historic properties, historical resources or “unique archaeological resources” were identified on the property, and that the transfer and/or alteration of the property would have no effect on historic properties, historical resources, or unique archaeological resources.
- A 1.5 acre portion of the site (25% of the site) contains historic landfill. It has been determined that this portion of the site will not support construction and the cost to remediate is not economically feasible.
- The purchase price of \$1,074,000 is fair market value.

Staff Recommendation: **Approve the option to purchase agreement consistent with authorization for DGS to sell the property.**

ACTION ITEMS

ACTION ITEM—1

**HIGH SPEED RAIL AUTHORITY (2665)
INITIAL OPERATING SEGMENT, SECTION 1
FRESNO COUNTY**

Assessor's Parcel Numbers 465-030-16, 465-040-06, 465-040-23 & 465-040-31
Authority's Parcel Numbers FB-10-0115, FB-10-0120, FB-10-0123 & FB-10-0124

*Authority: Chapter 152, Statutes of 2012, Item 2665-306-0890 (1)
Chapter 152, Statutes of 2012, Item 2665-306-6043 (1)*

Consider authorizing acquisition

ACTION ITEMS

STAFF ANALYSIS ITEM—1

ITEM PULLED

ACTION ITEMS

ACTION ITEM—2

**HIGH SPEED RAIL AUTHORITY (2665)
INITIAL OPERATING SEGMENT, SECTION 1
NINE PROPERTY CONDEMNATIONS
FRESNO COUNTY**
Multiple Parcel Numbers

*Authority: Chapter 152, Statutes of 2012, Item 2665-306-0890 (1)
Chapter 152, Statutes of 2012, Item 2665-306-6043 (1)
Section 15854 of the Government Code*

Consider adoption of Resolutions of Necessity authorizing the use of eminent domain (condemnation) to acquire the following properties:

- 1. Assessor's Parcel Numbers 467-030-29 and 467-040-12 (Authority's Parcel Numbers FB-10-0140-1, FB-10-0149-1 and FB-10-0149-01-01) consisting of approximately 2.4 acres located at 1625 and 1626 Tulare Street in the City of Fresno.**
- 2. Assessor's Parcel Number 467-063-37 (Authority's Parcel Number FB-10-0492-1) consisting of approximately 0.08 acre located at 1545 Tulare Street in the City of Fresno.**
- 3. Assessor's Parcel Number 458-240-31 (Authority's Parcel Numbers FB-10-0095-1, FB-10-0095-2, FB-10-0095-3, FB-10-0095-4 and FB-10-0095-01-01) consisting of approximately 2.3 acres located at 302 N. Thorne Avenue in the City of Fresno.**
- 4. Assessor's Parcel Number 465-020-22 (Authority's Parcel Numbers FB-10-0112-1, FB-10-0112-01-01 and FB-10-0112-02-01) consisting of approximately 3.7 acres located at 1950 G Street in the City of Fresno.**
- 5. Assessor's Parcel Number 467-040-05 (Authority's Parcel Numbers FB-10-0146-1 and FB-10-0146-01-01) consisting of approximately 0.7 acre located at 808 G Street in the City of Fresno.**
- 6. Assessor's Parcel Number 467-063-18 (Authority's Parcel Number FB-10-0487-1) consisting of an approximately 0.04 acre vacant lot located adjacent to 1545 Tulare Street in the City of Fresno.**
- 7. Assessor's Parcel Number 467-040-07 (Authority's Parcel Numbers FB-10-0148-1 and FB-10-0148-01-01) consisting of approximately 0.4 acre located at 1620 Kern Street in the City of Fresno**
- 8. Assessor's Parcel Number 467-040-04 (Authority's Parcel Numbers FB-10-0145-1 and FB-10-0145-01-01) consisting of approximately 0.3 acre located at 704 G Street in the City of Fresno.**
- 9. Assessor's Parcel Number 467-040-06 (Authority's Parcel Numbers FB-10-0147-1 and FB-10-0147-01-01) consisting of approximately 0.5 acre located at 840 G Street in the City of Fresno.**

ACTION ITEMS

STAFF ANALYSIS ITEM—2

High Speed Rail Authority
Initial Operating Segment, Section 1
Nine Property Condemnations
Fresno County

Action Requested

If approved, the requested action would approve adoption of nine Resolutions of Necessity authorizing the use of eminent domain (condemnation) to acquire approximately 10.4 acres located in the City of Fresno.

Scope Description

This project is within scope. The Initial Operating Segment, Section 1 (IOS-1) is expected to be approximately 130 miles starting near Madera (north of Fresno) and extending southward almost to Bakersfield. This initial section includes the realignment of Highway 99 in Fresno, construction of a bridge over the San Joaquin River, several grade separations, and two viaducts. The IOS-1 is the first construction phase of the High Speed Train System (HSTS). The HSTS consists of Phase 1, which would provide 520 miles of the HSTS extending from San Francisco to Los Angeles/Anaheim, and Phase 2, which would extend the system to Sacramento and San Diego.

Funding and Cost Verification

This project is within cost. Chapter 152, Statutes of 2012, appropriated \$5.850 billion (\$2.609 billion High Speed Passenger Train Fund and \$3.241 billion federal funds) for acquisition of approximately 1,100 parcels and the construction of the 130-mile IOS-1.

Background

In order to adopt a Resolution of Necessity that is required to initiate the eminent domain (condemnation) proceedings, the Board must consider that the following conditions have been met:

- (A) The public interest and necessity require the project;
- (B) The project is planned or located in the manner that will be most compatible with the greatest public good and the least private injury;
- (C) The property sought to be acquired is necessary for the project; and,
- (D) The offer required by Government Code section 7267.2 has not been made to the owner or owners of record.

In 2008 the voters of California approved Proposition 1a, authorizing monies from the High-Speed Passenger Train Bond fund in support of this Project, in 2009 and 2010 the federal government approved funds in support of the portion of this Project extending from San Francisco to Anaheim, and in 2012, through Chapter 152, Statutes of 2012, the Legislature appropriated funds for the acquisition and design-build phases of the IOS-1 of the Project, extending from Madera to near Bakersfield

The Property Acquisition Law, commencing with Section 15850 of the Government Code, authorizes the Board to select and acquire in the name of the State of California ("State") with the consent of the State agency concerned, the fee or any lesser right or interest in any real property necessary for any State purpose or function. This law also authorizes the Board to

acquire property by condemnation, in the manner provided for in Title 7 (commencing at section 1230.010) of Part 3 of the Code of Civil Procedure.

Each of the nine properties are within the right of way for IOS-1, which was site-selected at the January 11, 2013 Board meeting. This site selection took place after an extensive environmental review process that led to the selection of a preferred alignment. The preferred alignment has been approved by both the High Speed Rail Authority Board and the Federal Railroad Administration. Acquisition of this property will allow the High Speed Rail Authority to move forward with construction of the HSTS.

During June and July 2013, the various owners were provided with a first written offer to purchase the subject property, as required by Government Code section 7267.2. Negotiations to acquire the parcel have been unsuccessful to date, thereby precipitating the need to adopt a Resolution of Necessity to authorize the use of eminent domain.

On February 21, 2014, for properties 1 and 3 through 9 and on February 24, 2014, for property 2, Notices of Intent to adopt a Resolution of Necessity were mailed to the respective property owners. This notice was sent in accordance with Code of Civil Procedure section 1245.235.

Property Specific Information:

- 1) Assessor's Parcel Numbers 467-030-29 and 467-040-12 (Authority's Parcel Numbers FB-10-0140-1, FB-10-0149-1 and FB-10-0149-01-01) consisting of approximately 2.4 acres located at 1625 and 1626 Tulare Street in the City of Fresno.**

This property was identified in the Environmental Impact Report as being necessary for the construction of high-speed train tracks between Fresno Street and Kern Street in the City of Fresno.

- 2) Assessor's Parcel Number 467-063-37 (Authority's Parcel Number FB-10-0492-1) consisting of approximately 0.08 acre located at 1545 Tulare Street in the City of Fresno.**

This property was identified in the Environmental Impact Report as being necessary for the grade separation that will allow vehicles and pedestrians on Tulare Street to safely cross the high-speed train right of way. Development of this grade separation requires widening the existing street.

- 3) Assessor's Parcel Number 458-240-31 (Authority's Parcel Numbers FB-10-0095-1, FB-10-0095-2, FB-10-0095-3, FB-10-0095-4 and FB-10-0095-01-01) consisting of approximately 2.3 acres located at 302 N. Thorne Avenue in the City of Fresno.**

This property was identified in the Environmental Impact Report as being necessary for the construction of high-speed train tracks between North Thorn Avenue and State Route 180 in the City of Fresno

- 4) Assessor's Parcel Number 465-020-22 (Authority's Parcel Numbers FB-10-0112-1, FB-10-0112-01-01 and FB-10-0112-02-01) consisting of approximately 3.7 acres located at 1950 G Street in the City of Fresno.**

PROPERTY PULLED

- 5) **Assessor's Parcel Number 467-040-05 (Authority's Parcel Numbers FB-10-0146-1 and FB-10-0146-01-01) consisting of approximately 0.7 acre located at 808 G Street in the City of Fresno.**

This property was identified in the Environmental Impact Report as being necessary for the construction of high-speed train tracks between Kern Street and Inyo Street in the City of Fresno.

- 6) **Assessor's Parcel Number 467-063-18 (Authority's Parcel Number FB-10-0487-1) consisting of an approximately 0.04 acre vacant lot located adjacent to 1545 Tulare Street in the City of Fresno.**

This property was identified in the Environmental Impact Report as being necessary for the grade separation that will allow vehicles and pedestrians on Tulare Street to safely cross the high-speed train right of way. Development of this grade separation requires widening the existing street.

- 7) **Assessor's Parcel Number 467-040-07 (Authority's Parcel Numbers FB-10-0148-1 and FB-10-0148-01-01) consisting of approximately 0.4 acre located at 1620 Kern Street in the City of Fresno.**

This property was identified in the Environmental Impact Report as being necessary for the construction of high-speed train tracks between Kern Street and Inyo Street in the City of Fresno.

- 8) **Assessor's Parcel Number 467-040-04 (Authority's Parcel Numbers FB-10-0145-1 and FB-10-0145-01-01) consisting of approximately 0.3 acre located at 704 G Street in the City of Fresno.**

This property was identified in the Environmental Impact Report as being necessary for the construction of high-speed train tracks between Inyo Street and Mono Street in the City of Fresno

- 9) **Assessor's Parcel Number 467-040-06 (Authority's Parcel Numbers FB-10-0147-1 and FB-10-0147-01-01) consisting of approximately 0.5 acre located at 840 G Street in the City of Fresno.**

This property was identified in the Environmental Impact Report as being necessary for the construction of high-speed train tracks between Inyo Street and Mono Street in the City of Fresno

Staff Recommendation: Approve adoption of a Resolution of Necessity authorizing the use of eminent domain (condemnation) to acquire properties 1 through 3 and 5 through 9 totaling approximately 6.7 acres located in the City of Fresno.

OTHER BUSINESS

NONE

REPORTABLES

To be presented at the meeting.